



## Legislation Text

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**File #:** 2009-0426, **Version:** 2

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AN ORDINANCE authorizing the King County executive to execute a purchase and sale agreement to sell a portion of the van distribution center in the city of Redmond, located within council district three.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

**SECTION 1. Findings:**

A. King County's department of transportation, transit division ("transit"), is custodian of the van distribution center ("VDC"), located at 18655 NE Union Hill Road in the city of Redmond (Redmond), Assessor's Parcel Number 062506-9016. Redmond wishes to purchase two acres of the VDC that currently hold VDC's bioswale and stormwater detention pond. These two acres are referred to as the Redmond stormwater facility property ("RSWF property"). Redmond intends to build a regional stormwater facility on the RSWF property (the facility) as part of its Regional Stormwater Facility Plan.

B. The VDC was purchased by transit in November 1994. It was developed as the parking lot and distribution center for transit's VanPool program, which is the largest publicly owned and operated vanpool and vanshare program in the nation.

C. Transit has future intentions to expand VDC's van parking and service areas to augment its VanPool program. The VDC will retain 8.02 acres after the sale to Redmond, leaving adequate space for the intended, eventual expansion at the VDC.

D. Redmond approved its Regional Stormwater Facilities Plan for implementation in December 2004, deciding to construct four key regional facilities. Redmond has identified the RSWF property as suitable to hold one of those projected facilities.

E. The facility will provide stormwater drainage for adjacent properties and provide necessary drainage and mitigation for the proposed road improvements at 188 Avenue NE and NE 76th Street.

F. The Real Estate Purchase and Sale Agreement ("PSA") between transit and Redmond accommodates the successful development of both Redmond's stormwater plan and the potential VDC expansion. Those goals are detailed in exhibits to the PSA: The Binding Site Plan; the Development Plan; and the Construction Plan. The PSA also anticipates traffic flow on adjacent streets generated by the existing and redeveloped VDC over the next twenty years.

SECTION 2. A. Transit will sell the RSWF property to Redmond. Redmond will develop the RSWF property in compliance with the PSA.

B. Proceeds of sale will be returned to transit's capital fund.

C. Transit and Redmond performed separate appraisals of the RSWF property and have agreed to a purchase price of \$1,742,402.

SECTION 3. A. Pursuant to K.C.C. 4.56.100, the facilities management division ("FMD") determined that the RSWF property does not meet the criteria for affordable housing.

B. Notices were circulated by FMD to other county departments regarding the county's plan to surplus and sell the property. None of the agencies expressed interest.

C. Pursuant to K.C.C. 4.56.100, in April 2009, FMD declared the RSWF property surplus to the county's present and foreseeable needs.

D. Pursuant to K.C.C. 4.56.080, the King County council must approve sale of real property owned by King County. The proposed ordinance authorizes the executive to execute the PSA, which is Attachment B to this ordinance.

SECTION 4. The King County council, having determined that sale of the RSWF property is in the best interest of the public, does hereby authorize the King County executive to execute the

necessary documents to deliver the RSWF property to Redmond.

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